



## 528 49 Avenue Calgary Alberta

\$1,970,000

Presenting the ultimate family home, nestled in the heart of Elboya, one of Calgary's most sought-after neighborhoods. Boasting over 4,900 square feet of developed living space, this executive residence offers a highly functional floor plan throughout including 4 upstairs bedrooms, each with an adjoining ensuite, plus a 5th bedroom and full bath in the fully finished basement. The home greets you with charming curb appeal, featuring a front covered seating area perfect for relaxing on warm summer nights. Inside, the main floor includes a spacious foyer, an elegant formal dining room, an office with stylish barn doors, and a recently renovated 2-piece powder room. The rear of the home showcases a stunning great room filled with natural light from floor-to-ceiling windows. The gourmet kitchen includes a center island, double ovens, a wine fridge, gas cooktop, and walk-in pantry. A custom-built breakfast nook adds character, and the adjoining family room, complete with a gas fireplace and extensive built-ins, opens onto a large rear deck and beautifully landscaped private yard with a heated double detached garage. The expansive mudroom, featuring lockers and storage, keeps everything organized for both family and pets. The upper level offers 4 spacious bedrooms, each with its own ensuite and ample closet space with built-in shelving. The luxurious master suite includes a 5-piece ensuite and a generous walk-in closet, along with a convenient laundry room featuring a double sink. The professionally finished lower level provides a 5th bedroom, 4-piece bath, storage, and a large recreation room with endless possibilities. Recent updates include two new furnaces, epoxy garage floors, added storage and roof cage, landscaping upgrades, deck reconstruction, new kitchen backsplash, powder room renovation, and more. Additional perks include central air conditioning. Located in a pr...

Other 11.92 Ft x 10.08 Ft

Other 4.08 Ft x 11.42 Ft

Other 8.75 Ft x 6.08 Ft

Primary Bedroom 13.25 Ft x 17.50 Ft

Laundry room 8.00 Ft x 6.75 Ft

Bedroom 12.67 Ft x 15.83 Ft

4pc Bathroom 5.58 Ft x 8.92 Ft

Furnace 12.25 Ft x 16.50 Ft

Recreational, Games room 26.50 Ft x 35.33 Ft

Bedroom 15.67 Ft x 16.67 Ft

4pc Bathroom 9.25 Ft x 7.00 Ft

Other 8.00 Ft x 12.33 Ft

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Listing Presented By:



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Bedroom	16.92 Ft x 12.83 Ft	Living room	19.75 Ft x 25.42 Ft
Bedroom	15.83 Ft x 14.92 Ft	Kitchen	15.75 Ft x 16.92 Ft
5pc Bathroom	12.50 Ft x 14.50 Ft	Foyer	15.00 Ft x 8.67 Ft
5pc Bathroom	6.42 Ft x 11.42 Ft		